

## DOWNTOWN BOULDER OFFICE SPACE FOR LEASE

1212 Pearl Street, Boulder, CO 80302

# 1212 Pearl Street



### ABOUT THE BUILDING

Location, location, location! 1212 Pearl Street is a charming, historic property located right in the thick of it all on the bricks of the Pearl Street Pedestrian Mall. This historic property, built in 1876, underwent a full restoration completed in 2007 and currently has three small studio suites available for lease.

- Studio suites available and ready for immediate occupancy
- Fantastic downtown Boulder location
- Steps away from all the amenities downtown Boulder has to offer

**Drew Weiman**  
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THE  
*W.W. Reynolds*  
COMPANIES

P. 303-442-8687  
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1212 PEARL STREET, BOULDER, CO 80302

# STUDIO SUITES



**UNIT**  
10



**RENT**  
\$650 / month  
(including utilities)



**SIZE**  
334 SF



**AVAILABLE**  
Immediately



**UNIT**  
40



**RENT**  
\$650 / month  
(including utilities)



**SIZE**  
311 SF



**AVAILABLE**  
Immediately



**UNIT**  
50



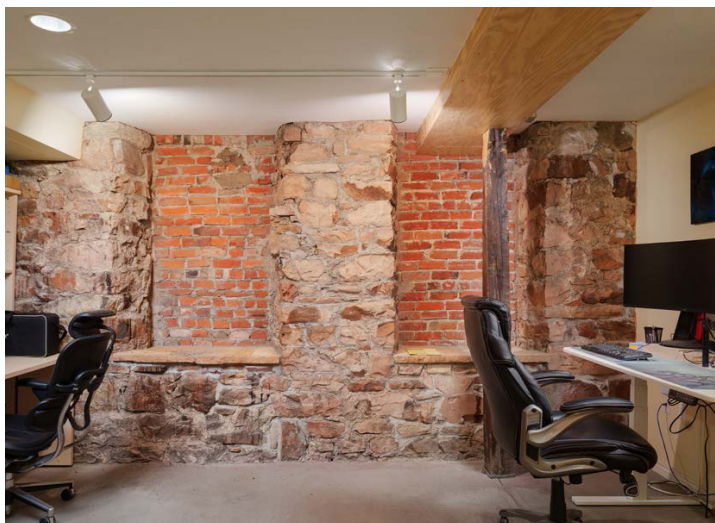
**RENT**  
\$650 / month  
(including utilities)



**SIZE**  
312 SF



**AVAILABLE**  
Immediately



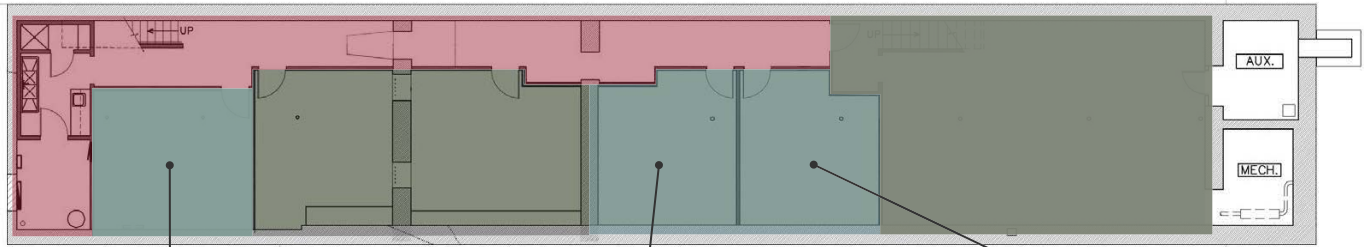
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# FLOOR PLAN



## STUDIO LEVEL



### SUITE 10

|           |               |
|-----------|---------------|
| Size      | 334 SF        |
| Rent      | \$650 / month |
| Available | Immediately   |

### SUITE 40

|           |               |
|-----------|---------------|
| Size      | 311 SF        |
| Rent      | \$650 / month |
| Available | Immediately   |

### SUITE 50

|           |               |
|-----------|---------------|
| Size      | 312 SF        |
| Rent      | \$650 / month |
| Available | Immediately   |

-  LEASED
-  AVAILABLE
-  COMMON AREA

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# LOCATION



## LOCATION NOTES

Right in the heart of it all sits this charming, historic building right on the bricks of the Pearl Street Mall, well located near the busy corner of Pearl Street and Broadway. Enjoy all the great amenities that downtown Boulder has to offer right outside your office door.

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